

**The Hon Chris Minns MP**  
Premier of New South Wales



Ref: A6134033

**Mr Alex Greenwich MP**  
Chair  
Select Committee on Essential Worker Housing  
NSW Legislative Assembly  
Parliament House  
Macquarie Street  
SYDNEY NSW 2000  
[EssentialWorkerHousing@parliament.nsw.gov.au](mailto:EssentialWorkerHousing@parliament.nsw.gov.au)

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Re: Inquiry into options for essential worker housing in New South Wales



Dear Mr Greenwich,

Thank you for the opportunity to write to the Select Committee on Essential Worker Housing.

Housing affordability and availability are at their lowest levels in decades right across New South Wales.

Building approvals and housing completions are low, rental vacancies are at record lows and there are more than 55,000 people on the waitlist for social housing.

The NSW Government is committed to addressing the housing crisis with all levels of government, delivery partners and communities to provide more affordable housing build around quality infrastructure and world-class transport.

We are committed to identifying and investigating every lever available to us to ease the housing crisis and increase supply of all types of housing.

This work is well underway with reforms aimed to reduce planning obstacles to the delivery of more housing. These include rezoning to unlock housing supply, cutting red tape to speed up the planning process, incentivising inclusion of affordable housing in developments and providing more housing closer to good public transport.

It includes an unprecedented intervention in the housing market with the Building Homes for NSW program to deliver up to 30,000 new homes by leveraging government land for social, affordable, essential worker and market housing.

The Government has also made a record investment housing, with \$5.1 billion to deliver 8,400 public homes, \$450 million for a Key Worker Build-to-Rent Program to be delivered by Landcom across Sydney, and \$200 million for key health worker accommodation across rural and regional areas.

This work is just the start, and we know there is much more to do to confront the housing crisis.

This inquiry is an opportunity to hear from the NSW community and identify ideas for further reform to increase housing supply and affordability for essential workers. This could include:

- Increasing the proportion of Build-to-Rent homes
- Analysis of current and future construction costs. That is, what is driving the increase in costs for materials, which materials are increasing the most and why and what opportunities are there to reduce those costs and make housing more affordable and feasible
- Working with agencies and stakeholders to scale key worker housing near essential services.

The NSW Government looks forward to the outcomes of the Inquiry into options for essential worker housing in New South Wales.

Sincerely,



**Chris Minns MP**  
Premier of New South Wales

17/7/24